



THE CITY OF REDMOND
HEARING EXAMINER

**FINDINGS, CONCLUSIONS, AND DECISION
OF THE HEARING EXAMINER OF THE
CITY OF REDMOND**

**IN THE MATTER OF THE APPLICATION)
OF HANSEN INVESTMENTS, LLC)
FOR APPROVAL OF A PRELIMINARY PLAT)**

FILE: PPL00-002

Elm Court

DECISION

The preliminary plat of Elm Court is **APPROVED**, subject to conditions.

INTRODUCTION

This is an application for approval of a preliminary plat. A public hearing was held on November 18, 2002 at 7:00 PM. Applicant, Hansen Investments, LLC was represented by Jerry Hansen. Geoffrey Thomas, Senior Environmental Planner presented the Technical Committee report.

Testimony under oath was presented by:

Geoffrey Thomas, Senior Environmental Planner
Jerry Hansen, Applicant
Richard Barthol, Developmental Services Division Manager

The following exhibits were offered and admitted:

Exhibit A: Technical Committee Report with Attachments dated November 18, 2002
Exhibit B: Staff PowerPoint Presentation
Exhibit C: TDR Parcel Map and Legal Descriptions for all Three Parcels

Applicant sought clarification as to its obligations to convert existing aerial utilities on its frontage on the south side of Novelty Hill Road, and the possibility of credit against transportation impact fees for dedication of right-of-way on Novelty Hill Road. During the following weeks, applicant consulted with staff and came to an agreement concerning the extent

of under-grounding required. Credit against impact fees would have to come from King County, and the City agreed to support applicant's request for credit.

From the foregoing, the Hearing Examiner makes the following:

FINDINGS OF FACT

1. *Proposal.* Hansen Investments, LLC (applicant) proposes to subdivide a 5.75-acre tract on the south side of Novelty Hill Road into 13 single-family residential lots. A copy of the site plan is attached as Attachment 1. The property consists of two flat benches, with a 15% slope separating the two. Bear Creek flows through the northeast portion of the site, and the homes will be clustered away from the creek and its buffers, with an average of 5,536 square feet per lot.
2. *Comprehensive Plan-Zoning.* The site is in the Bear Creek Neighborhood with a land use designation of low-moderate density residential in the Comprehensive Plan. The zoning is R-4 (four units per gross acre), and all surrounding properties are zoned for and developed with single-family residences.
3. *Access.* Access to the site will be from Novelty Hill Road, with an internal road serving all of the lots. Applicant will also improve Novelty Hill Road at the intersection with the access road with asphalt paving 18 feet from the centerline to the face of the curb at the intersection with the access road. To the east of the entrance, applicant will widen the existing pavement to provide for eight feet of width outside the fog line. To the west, applicant will construct an interim walkway to connect with a sidewalk in front of adjoining Chelsea Place.
4. *Stormwater.* Stormwater will be collected and routed into an open-surface detention and water quality pond on the southeast corner of the site. The pond will discharge into a level spreader to the edge of a 100-year flood plain and the water will then flow over 100 feet of grassy bank into Bear Creek.
5. *Utilities.* The site is served by sanitary sewers, domestic water, and other utilities. Applicant will connect into an existing 12-inch water main in Novelty Hill Road and will extend it east for 110 feet past the entrance to the plat. An 8-inch water main will serve the subdivision. Applicant will provide new water services to the north as part of the new water main construction in Novelty Hill Road.
6. *Public Notice and Comment.* Notice of the application and public hearing was provided to the public as required by ordinance. There has been no public comment on the proposal, aside from an inquiry received from Nora Smids regarding traffic impacts and trees on the site.
7. *SEPA.* A Determination of Non-Significance (DNS) for the proposal was issued on February 11, 2002. There was no appeal and the DNS became final on March 11, 2002.

8. *Impact Fees.* Impact fees for fire, transportation and parks will be paid at the rates in force when building permits are issued.

Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

From these findings of fact, the Hearing Examiner makes the following:

CONCLUSIONS OF LAW

1. *Jurisdiction.* The Hearing Examiner is authorized to conduct a public hearing and approve an application for Preliminary Plat.
2. *Subdivision Criteria.* Subdivision regulations are set forth in RCDG 20D.180. The review and approval criteria are contained in RCDG 20D.180.10-020, as follows:
 - (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:
 - (a) The proposal conforms to the goals, policies and plans set forth in RCDG Title 20B;
 - (b) The proposal conforms to the site requirements set forth in RCDG 20C.30.25-140, Site Requirements;
 - (c) The proposal conforms to the requirements of this section and those set forth in RCDG Title 20F and submittal requirements on file in the Planning Department;
 - (d) The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic;
 - (e) The proposed subdivision or short subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
 - (f) The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots;
 - (g) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.
3. *Conclusions.* The Technical Committee concluded that, as conditioned, the proposal is consistent with City laws, adequately addresses probable adverse environmental impacts, provides adequate infrastructure, and protects wetlands and Bear Creek. It recommends approval of the proposed subdivision. The Hearing Examiner concurs. The plat of Elm Court should be approved with conditions.
4. Any finding of fact deemed to be a conclusion of law is hereby adopted as such.

DECISION

The application of Hansen Investments, LLC for approval of the preliminary plat of Elm Court is **APPROVED SUBJECT TO CONDITIONS** as outlined in Attachment 2.

Done this 18th day of December.

/s/ Gordon F. Crandall
GORDON F. CRANDALL
Hearing Examiner

Attachment 1: Site plan
Attachment 2: Conditions of Approval

PROCEDURE FOR RECONSIDERATION

Any interested person (party of record) may file a written request for reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact. The final date for motion for reconsideration is **5:00 P.M. on January 6, 2003**, and should be sent to the **Office of the Hearing Examiner**, City of Redmond, MS: PSFHE, 8701 160th Avenue N.E., PO Box 97010, Redmond, Washington, 98073-9710.

NOTICE OF RIGHT OF APPEAL

You are hereby notified that the foregoing Findings of Fact, Conclusions, and Decisions are the final action on this application subject to the right of appeal to the Redmond City Council. Appeal procedures are governed by RCDG 20F.30.40-110 (Ordinance 2118) to which the reader is referred for detailed instructions. The written appeal must be received by the **Redmond Permit Center** no later than **5:00 P.M. on January 6, 2003, or within 10 business days following final action by the Hearing Examiner if a request for reconsideration is filed.** Please include the application number on any correspondence regarding this case.

<p>The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation."</p>

[illegible]

ATTACHMENT 2

CONDITIONS OF APPROVAL

I. PLANNING REQUIREMENTS

A. SEPA: A Determination of Non-Significance was issued for this project. Mitigating measures do not apply.

B. General Planning Requirements:

1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Refer to Attachment VI.A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.
2. To ensure compliance with residential site standards, at the time that construction drawings are submitted for Public Works review, the applicant shall provide two (2) copies of the construction drawings, clearing/grading plan and tree retention plan at a scale of 1" = 20' to the Planning Department.
3. A sign permit application must be submitted separately to the Planning Department for review and approval prior to installation of any proposed signs (RCDG Section 20D.160.10-020).
4. Transportation, parks, and fire impact fees shall be assessed at the time of building permit issuance for each residence. The fee in effect at the time of complete building permit application shall apply.

C. Specific Planning Requirements:

1. Shoreline Permit. The proposal requires a Shoreline Substantial Development Permit through the City of Redmond. The Technical Committee will issue a permit decision, citing the conditions contained herein as a portion of those conditions that will apply to this proposal.
2. Landscaping:
 - a. The landscape plan should include landscaping details for the storm water facility, which will enhance its appearance as a naturally occurring water feature (RCDG Section 20D.40.25-080). The general goal should be to create a varied planting pattern with a diversity of native species that would be found in a palustrine emergent, seasonally flooded (or otherwise inundated) wetland. The planting

must be appropriate for the water regime that is anticipated. The design should be done by a qualified wetland consultant or landscape architect with experience in wetland mitigation or planting in wetland areas.

- b. Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted no closer than 8 feet from the centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of clearance from the outside edge of the shrub to the center of all fire hydrants/connections. Ground cover may be planted within this radius. (RCDG Section 20D.80.10-150(8)).
- c. Planting shall meet the City requirements for site clearance at intersections as identified in Section 20D.210.25 of the Redmond Community Development Guide. (20D.80.10-150(2))
- d. For any landscaping along Novelty Hill Road, an irrigation system shall be maintained by the Home Owners' Association or other means acceptable by the City of Redmond Parks Department. Maintenance of landscaping shall be the responsibility of the Homeowners Association, including that portion located within the public right-of-way along NE Novelty Hill Road. This City shall be responsible for maintenance of street trees along NE Novelty Hill Road.
- e. Street trees are required as follows (RCDG Section 20D.80.10-140):

Street	Species	Spacing on Center	Notes
NE Novelty Hill Road	<u>Upright Beech</u>	30'	Minimum 2.5" caliper. Specimen to be grown for street use.
Internal Streets	To be determined.	TBD	Per Landscaping Requirements.

- 3. Sensitive Areas:
 - a. A final stream and wetland and buffer enhancement plan shall be submitted with the Construction Drawings. The plan shall meet the requirements of Appendix 20D-2 (V) of the Redmond Community Development Guide.
 - b. A sensitive areas analysis shall be completed for off-site improvements that extend into areas with potential wetlands or streams. Mitigation will be required where improvements extend into a sensitive area or its buffer and beyond those improvements that currently exist.
 - c. A split rail fence shall be installed to delineate all sensitive areas and native growth protection area tracts. Sensitive area signage (available from the City of Redmond) shall be installed to provide for notice in the field regarding the presence of sensitive areas. Signage shall be affixed to the fence approximately

on the midpoint of each lot's rear property line. Where fencing does not abut an individual lot, signage shall be placed approximately every 100'. Signage and fencing shall be shown on the construction drawings. Final location and materials will be subject to approval by the Planning Department.

- d. An interpretive sign that describes the function and value of the Bear Creek habitat for fisheries shall be installed in the plat. The design and proposed locations shall be submitted with construction drawings. The location and design shall be subject to the approval of the Planning Department.
4. Tree Protection Measures:
- a. Existing Significant Trees to Remain, as designated on the proposed Tree Preservation Plan, dated 10/04/02, shall be saved.
 - b. Tree preservation measures for all other trees designated to be saved must at a minimum comply with required tree protection in RCDG Section 20D.80.20-100(1). These measures include but are not limited to the following requirements:
 - i. All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of protected trees.
 - ii. Tree protection barriers shall be installed along the outer edge and completely surround the drip line of significant trees to be protected prior to any land disturbance.
 - iii. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material. "Tree Protection Area" signs shall be posted visibly on all sides of the fenced areas. Signs requesting subcontractor cooperation and compliance with tree protection standards may also be required to be posted at site entrances.
 - iv. Where tree protection areas are remote from areas of land disturbance, and where approved by the Planning Department, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by "Tree Save Area-Keep Out" signs.
 - v. Per RCDG Section 20D.80.20-080(1), each significant tree that is removed on the site must be replaced by one new tree. The required number of replacement trees must be identified on the Tree Replacement Plan. The minimum size of replacement trees is 2-½ -inch caliper for deciduous trees and six to eight feet in height for evergreen trees.
 - vi. Two copies of the final Tree Preservation Plan, Landscape Plan and Tree Replacement Plans at 1"=20' scale must be submitted with construction drawings and approved prior to issuance of construction drawings. The

final plans shall be prepared or approved by a licensed landscape architect, registered Washington certified nurseryman or registered Washington certified landscaper (RCDG Section 20D.80.10-040). This certification shall be noted on all landscape-related plans. A copy of the Tree Preservation Plan shall be recorded with the Final Plat.

- vii. Restrictive covenants shall include a statement notifying property owners and the Homeowner's Association that significant and landmark trees on individual lots may only be removed in accordance with the approved tree retention plan. This language shall be reviewed and approved by the Planning Department prior to recording of the restrictive covenants with King County.

II. ENGINEERING REQUIREMENTS

- 1. Streets, Traffic and Transportation
 - a. Lot 1 shall not be permitted direct access to Novelty Hill Road. This restriction shall be indicated on the face of the final plat and other documents.
- 2. Easements & Dedications:
 - a. Easements for public access, streets, and/or utilities are required as follows:
 - i. 10-feet wide along all rights of way including Novelty Hill Road and the internal plat street "Road A".
 - b. Dedications for right of way are required as follows:
 - i. 20-feet wide along the entire property frontage of Novelty Hill Road.
 - ii. 50 feet wide for the internal plat street "Road A".
 - c. New right-of-way lines joining at the intersection of Novelty Hill Road and "Road A" shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
 - d. All lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 2-1/2 feet wide along each side of the interior lot lines within the development, together with a strip of land 5 feet wide along the lot lines around the perimeter of the development.

- e. The easements and dedications shall be shown on the final plat and other documents. Existing easements for ingress, egress, private utilities, etc. shall be removed from both the plat certificate and the final plat prior to approval.
- f. Public and Private Transportation Improvements As shown on the 9/13/2002 Preliminary Utilities and Grading Plan, the applicant is required to install asphalt paving 18 feet from centerline to face of curb on Novelty Hill Road at the intersection with Road "A", along with type A-1 concrete curb and gutter, a 5-foot planter strip, a 5-foot concrete sidewalk, storm drainage, street trees, street signs and a street light.
- g. East of the site improvements on Novelty Hill Road, the applicant shall widen the existing paved shoulder as necessary to provide 8 feet of width outside of the fog line to tie into the existing 8-foot wide shoulder to the east of the bridge over Bear Creek. At the bridge, clear existing debris from the shoulder and extend pavement up to and beneath the existing guardrail. The depth of the added pavement and subgrade section shall match the existing shoulder section on Novelty Hill Road.
- h. West of the site improvements on Novelty Hill Road, the applicant is required to construct an interim walkway to the east end of the existing sidewalk in front of Chelsea Place. The interim walkway shall be constructed of two (2) inches of Class B asphalt over 4 inches of crushed rock. The walkway shall be constructed in two sections as described below:
 - i. Between the west end of the site improvements and the east end of the existing vertical curb section by Chelsea Place, the applicant shall install a reinforced curb pinned with rebar along the existing edge of pavement, along with a new paved 5-foot walkway behind the curb.
 - ii. Across the length of the existing vertical curb section to the east end of the Chelsea Place sidewalk, the applicant shall construct a 5-foot wide walkway located a minimum of 4 feet back of the existing curb.
- i. The applicant is required to convert the existing aerial utilities on the south side of Novelty Hill Road to underground across the length of the project frontage. **This work will be limited to the existing telephone and/or cable TV lines only and the underground utilities can be located between the back of the proposed walkway/shoulder widening improvements and the roadway**

centerline. No modifications to the existing culvert will be required as a result of this condition.

- j. The applicant is required to install a 200-watt luminaire at a 30-35 foot mounting height on the existing wood utility pole east of the proposed access on the north side of Novelty Hill Road. Standard City of Redmond luminaire poles will be required within the development as currently shown on the site plan.
- k. On Novelty Hill Road, the applicant shall be required to patch and/or grind and overlay the asphalt concrete pavement as determined by the Engineering Division to repair damage done by utility trenching.
- l. All vehicle use areas including parking lots, service areas, driveways, private streets, etc. shall be paved.
- m. Specific subdivision public street improvement conditions for Road A - Street improvements within the 50-foot wide dedicated right-of-way shall include asphalt paving (28 feet curb to curb), with appropriate tapers, type A-1 concrete vertical curb and gutter, planter strips, street trees, concrete sidewalks, storm sewers, streetlights, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
 - i. 3" Asphalt Pavement Cl. B
 - ii. 4" Asphalt Treated Base
 - iii. Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - iv. Street crown 2% sloped to drain system
- n. Installation of mailbox stand(s) shall be in accordance with City standards.
- o. All power, telephone, streetlights, etc. shall be shown on the engineering drawings and landscape plans submitted for construction permits.
- p. A composite drawing that includes all utilities, landscaping including trees, etc., is necessary to minimize the possibility of utilities/landscaping conflicts.

3. Easements and Dedications

- 4. The applicant shall meet the construction plan and construction requirements in Attachment B, "REQUIREMENTS FOR CONSTRUCTION DRAWINGS" and Attachment C,

“GENERAL INFORMATION AND ADMINISTRATION REQUIREMENTS” of the
Technical Committee Report dated 11/18/2002.

III. UTILITIES REQUIREMENTS

1. SEWER

- a. Sewer service will require a developer extension of the City of Redmond sewer system as follows:
 - i. Install a new 8-inch diameter sanitary sewer in Novelty Hill Road beginning at a new manhole approximately 105 lineal feet north east of the centerline of Road “A” and running approximately 355 lineal feet south west to an existing manhole approximately 250 lineal feet south west of the centerline of Road “A”.
 - ii. Install a new 8-inch diameter sanitary sewer in Road “A” from Novelty Hill Road south to the end of Road “A”, approximately 460 lineal feet. Reference drawing 2 of 7 prepared by Peterson Consulting Engineers.
- b. Vehicular access to all new and existing manholes shall be provided. The access easement shall be a minimum of 20 feet in width with asphalt concrete surfacing. Alternative surfacing may be approved by the City depending upon the location. If access passes through fencing then 14-foot minimum width gates shall be provided. The plat or easement document shall (1) show and dedicate the 20-foot access easement, (2) have covenants advising property owners of their obligation to maintain the availability of the access by providing gates and not obstructing the access, and (3) that the property owners maintain, repair and replace the access surfacing as needed.
- c. Sewer service will require the construction of side sewer stubs from the new sanitary mains in Novelty Hill Road and Road “A” to the lots north of Novelty Hill Road or fronting along Road “A”. Side sewers shall be installed per City Standards.

2. WATER

- a. Water service will require a developer extension of the City of Redmond water system as follows:
 - i. Install a 12-inch diameter ductile iron water line in Novelty Hill Road from the end of the existing 12-inch water line, approximately 255 lineal feet south west of the centerline of Road “A”, north east approximately 370 lineal feet, to a point approximately 115 lineal feet north east of the centerline of Road “A”.
 - ii. Install an 8-inch diameter ductile iron water line in Road “A” from Novelty Hill Road south to the end of Road “A”, approximately 450 lineal

feet. Reference drawing 2 of 7 prepared by Peterson Consulting Engineers.

- iii. The water main location shown on the site plan may not conform to City standard locations. Revisions to comply with City standard locations may be required.
- iv. Water service will require the installation of water meters to be connected to the new water lines constructed in Novelty Hill Road and Road "A". Properties north of Novelty Hill Road shall have water stubbed to their property for future use. New lots serviced off of Road "A" shall have meters installed meeting City Standards.

3. DEVELOPER EXTENSION ADMINISTRATIVE REQUIREMENTS

a. Water and Sewer

- i. Construction Drawings. Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works. A plan review fee shall be paid to the water and sewer utility prior to construction drawing review. An inspection fee shall be paid to the water and sewer utility prior to construction drawing approval. Contact this utility at 556-2840 for further information on fees and amounts.
- ii. Easements. Easements shall be provided for all water and sewer improvements as required in the design requirements. Offsite easements must be recorded prior to construction drawing approval. Onsite easements must be recorded prior to the improvements being placed into operation.
- iii. Agency Approvals. Construction drawings for sewer improvements shall be reviewed and approved by Metro and DOE prior to construction. Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
- iv. Performance Guarantee. A performance guarantee shall be provided in a form acceptable to the City for sewer and water improvements as follows:
 - 1. Plats and short plats: All water and sewer improvements within City right-of-way or easement and any other portion of the improvements as required by the Utility Division.
 - 2. For any improvements not completed at time of recording of the plat or short plat.

3. The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the applicant and the guarantee shall be provided prior to plan approval.
- v. Bill of Sale. A Bill of Sale shall be provided for all water and sewer improvements to be owned and operated by the City.
- vi. Asset Summary. A Developer Extension Asset Summary shall be provided for all water and sewer improvements to be owned and operated by the City.
- vii. Maintenance Guarantee. A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City.
- viii. Record Drawings. Record drawings shall be submitted to the City prior to the improvements being placed in operation.
- ix. Permit Applications. Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case-by-case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.

4. BACKFLOW PREVENTORS

Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.

5. REIMBURSEMENT AGREEMENT:

Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of construction drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.

6. FEES

- a. Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Connection fees are at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department to obtain an estimate of the fees that will apply.
- b. All reimbursement fees shall be paid prior to sale of water and side sewer permits. Reimbursement fee may be required prior to plat or short plat recording.

IV. Clearing/Grading And Stormwater Management

1. Stormwater management and conveyance systems must be provided for the subject site. Erosion control systems must be implemented through out the construction process and until the site is stabilized. Stormwater management systems for this site will be publicly owned and maintained. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond CLEARING, GRADING AND STORMWATER MANAGEMENT Technical Notebook. Contact the Stormwater Division at 556-2890 for information about or a copy of the notebook. Preferred methods for management and control are discussed in the Redmond Technical Notebook.
2. The following conditions for quantity and quality control of stormwater apply to the project.
 - a. Quantity Control
 - i. Provide staged peak discharge control in an open detention pond to match one half the 2 year and match the 10 and 100-year storms natural (prior to any development) runoff peak.
 - ii. Provision of overflow routes through the site for the 100-year storm runoff (100 year flow may not impact any buildings).
 - b. Quality Control: In the open detention pond provide dead storage volume to treat the 6-month developed storm flows from the contributing drainage areas as shown on the preliminary plan by Jennifer Steig, P.E. dated December 1, 2000.
3. The control of lot drainage and the installation of a positive drain system are required. Down spouts, footing drains, yard drainage, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
4. Delineate the FEMA flood plain in accordance with appendix M of the Community Development Guide on the final grading and drainage plans to be prepared for construction. Delineate the Zero Rise Floodway on the final grading and drainage plan. Any changes from the approved site plan will require recalculation prior to construction drawing approval.

5. The stormwater pond access road shall provide direct access to the outlet control structure.
6. Fees to be Paid Prior to Permit
 - a. Fees must be paid for construction drawing review and for construction inspection.
 - b. Based upon the plans presented, the construction drawing review fee is estimated to be \$1626.56. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.
 - c. A construction inspection fee equal to the final construction drawing review fee is due and payable at the time a permit is issued.
 - d. Based upon the current estimate, the total storm water review and inspection fees for this project will be approximately **\$3253.12**. Crediting the project with the initial deposit of **\$286**, the total amount due will be approximately **\$2967.12**.

7. Miscellaneous

- a. A copy of the conditions of approval must accompany all Grading and Storm drainage plan submittals.
- b. Easements will be required for public conveyance systems.
- c. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).
- d. A geotechnical analysis and report shall be provided by the applicant addressing mitigation for and safe setbacks distances from steep slopes, design of retaining walls and/or rockeries, identification of soft compressible fills, and potential for erosion hazards. The report shall be approved by the city prior to construction.

- e. As a courtesy and to help an applicant seek appropriate permits in a timely manner, a list of common (but not necessarily inclusive) agencies involved with grading and stormwater related work includes:
 - i. State Department of Fish and Wildlife when work is in a stream or defined channel.
 - ii. State Department of Ecology when the construction area exceeds five acres and/or when specific impacts are predicted.
 - iii. U.S. Army Corps of Engineers when any work involves a wetland.

V. FIRE PROTECTION

1. EMERGENCY VEHICLE ACCESS ROADWAY REQUIREMENTS

- a. Provide emergency vehicle access roadways per the Redmond Fire Department Design and Construction Guide. Extend a minimum 20-foot road section from Road A to lots 7 & 10. Lots 7 and 10 must access from this street section. A shared driveway access to lots 8 & 9 may then be used. This access shall have a clear paved width of 20 feet. A 25-foot radius shall be provided from the street to the driveway.
- b. Revise note regarding fire lane marking on plan sheet 2 of 7 to state "One side of Road "A" from the intersection of Road "A" with Novelty Hill Road to the cul-de-sac bulb, and completely around the outside edge of the cul-de-sac bulb shall be marked with Type I and Type II fire lane markings."

2. ADDRESSING

- a. Individual address signs shall be a nominal 6" in height and face the street fronting the lot.
- b. Road "A" shall be designated as NE 187th CT. All individual lot numbers shall be addressed off NE 187th Ct.

3. CITY APPROVED FIRE ALARM SYSTEM: Single station smoke detection is required in all residential occupancies.

4. HYDRANTS

- a. Final hydrant locations and water mains including type and size must be shown on the civil drawings and approved by the water purveyor and Fire Marshal. Four feet is to be maintained between face of curbs and fire protection equipment such as hydrants.

- b. Hydrants must be in place and serviceable prior to the delivery, use, or storage of combustible building materials.